



56 KENNEDY ROAD | FORT WILLIAM | PH33 6HJ

### PRICE GUIDE: £130,000

Enjoying an elevated position, with views over Loch Linnhe towards the countryside beyond, 56 Kennedy Road forms a desirable, mid-terraced dwellinghouse. Set in a generous plot with garden, the property is in good order and benefits from double glazing and electric heating. Offering deceptively spacious accommodation, conveniently arranged over three levels, comprising an entrance hallway, dual-aspect lounge, dining kitchen, two double bedrooms, bright box room, and a family bathroom, the property would be ideally suited as a first time buyer's home, permanent residence or as an excellent investment opportunity, in an extremely buoyant, long term rental market.

Positioned close to the centre of Fort William, the property is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, a range of professional services, supermarkets, restaurants, a railway & bus station as well as primary schools and a secondary school. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'.

- Desirable Mid-Terrace Dwellinghouse
- Central Town Location with Elevated Loch Views
- Lounge
- Dining Kitchen
- 2 Double Bedrooms & Box Room
- Bathroom
- Double Glazing & Electric Heating
- Garden
- EPC Rating: F 35

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## Accommodation

### Entrance Landing 2.0m x 1.0m

With UPVC, frosted glazed entrance door with frosted glazed UPVC side panel. Stairs to both upper and lower levels.

### Upper Level Landing

With built-in cupboard. Doors to lounge and dining kitchen.

### Lounge 5.3m x 3.0m

With windows to front and side. Laminate flooring.

### Dining Kitchen 5.3m x 3.0m

L-shaped, with two windows to rear. Fitted with white kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. Built-in storage

cupboard with double doors. Laminate flooring.

### Lower Level Hallway

With built-in cupboard. Doors to box room, bedrooms, and bathroom.

### Box Room 1.9m x 1.5m

With window to side.

### Bedroom 3.6m x 3.0m

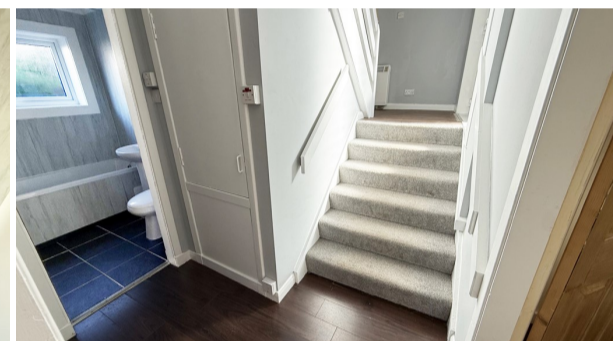
With window to front.

### Bedroom 3.6m x 3.0m

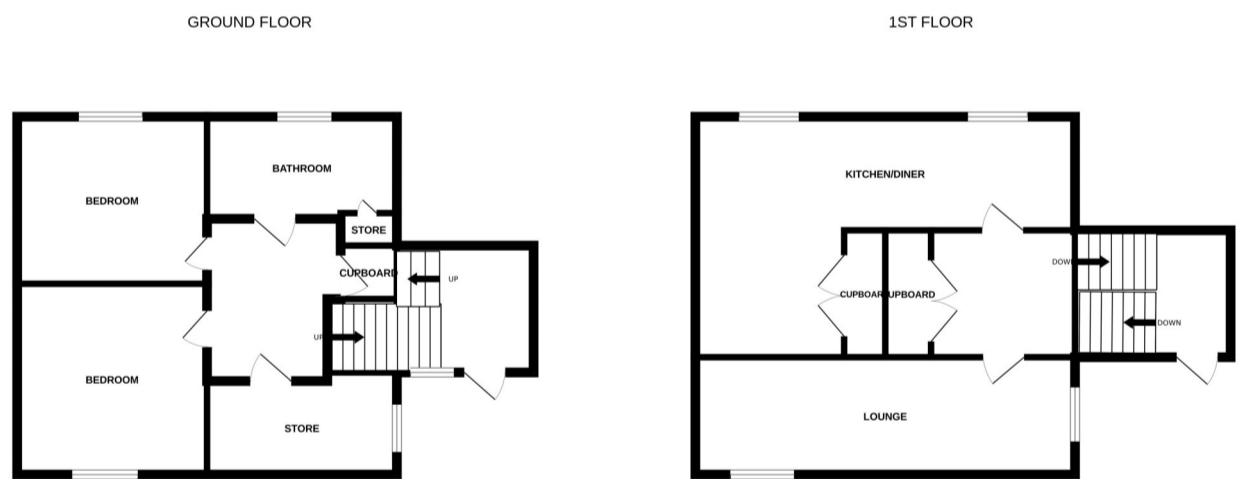
With window to rear.

### Bathroom 1.9m x 1.5m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin, and bath with Mira shower over. Fully wet-walled. Tiled flooring. Heated towel rail.



## Floor Plan



### Garden

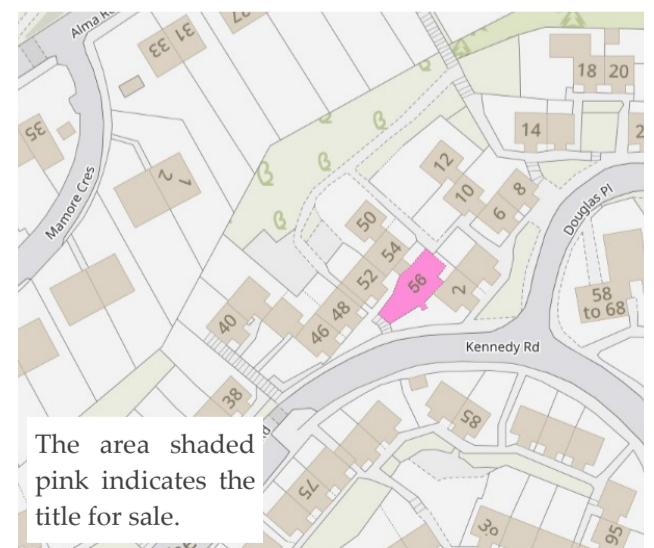
The property benefits from an enclosed garden to the front. Approached by a tarmac pathway, the grounds are laid to lawn for ease of maintenance.

### Travel Directions

At Fort William, proceed north on Belford Road, turning right after the Hospital on to Alma Road. Follow the road up and straight along, turning left at the junction on to Kennedy Road. Proceed up Kennedy Road and continue along, passing both Pinegrove Court and Bruce Place, to where the road bears to the right. Number 56 is on the left hand side before the turning on to Douglas Place, and is accessed down the steps and along the pathway.

what3words grace.paraded.agency

## Title Plan



The area shaded pink indicates the title for sale.

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).

